

Senate Amendment to
House File 638

H-1317

1 Amend House File 638, as passed by the House, as follows:

2 1. By striking everything after the enacting clause and
3 inserting:

4 <Section 1. Section 562A.9, subsection 4, Code 2019, is
5 amended to read as follows:

6 4. For rental agreements in which the rent does not exceed
7 seven hundred dollars per month, a rental agreement shall not
8 provide for a late fee that exceeds twelve dollars per day or a
9 total amount of sixty dollars per month. For rental agreements
10 in which the rent is greater than seven hundred dollars per
11 month but less than one thousand four hundred dollars per
12 month, a rental agreement shall not provide for a late fee that
13 exceeds twenty dollars per day or a total amount of one hundred
14 dollars per month. For rental agreements in which the rent is
15 at least one thousand four hundred dollars per month, a rental
16 agreement shall not provide for a late fee that exceeds two
17 percent of the rent per day or a total amount of ten percent of
18 the rent per month.

19 Sec. 2. Section 562B.10, subsections 4 and 5, Code 2019, are
20 amended to read as follows:

21 4. For rental agreements in which the rent does not exceed
22 seven hundred dollars per month, a rental agreement shall not
23 provide for a late fee that exceeds twelve dollars per day or a
24 total amount of sixty dollars per month. For rental agreements
25 in which the rent is greater than seven hundred dollars per
26 month but less than one thousand four hundred dollars per
27 month, a rental agreement shall not provide for a late fee that
28 exceeds twenty dollars per day or a total amount of one hundred
29 dollars per month. For rental agreements in which the rent is
30 at least one thousand four hundred dollars per month, a rental
31 agreement shall not provide for a late fee that exceeds two
32 percent of the rent per day or a total amount of ten percent of
33 the rent per month.

34 5. a. Rental agreements shall be for a term of one year
35 unless otherwise specified in the rental agreement. Rental

1 agreements shall be canceled by at least sixty days' written
2 notice given by either party. A notice to cancel under this
3 subsection initiated by a landlord shall be for good cause. A
4 landlord shall not cancel a rental agreement solely for the
5 purpose of making the tenant's mobile home space available for
6 another mobile home.

7 b. For purposes of this subsection, "good cause" means
8 violation of this chapter by the tenant, a material violation
9 of the manufactured home community or mobile home park rules
10 or regulations, a change in the use of the land on which the
11 mobile home park is located, or material noncompliance with the
12 rental agreement by the tenant.

13 Sec. 3. NEW SECTION. 562B.12A Increasing rent.

14 A landlord shall not increase the rent on any tenant in a
15 mobile home park unless the landlord has provided notice at
16 least one hundred eighty days in advance of the rent increase.

17 Sec. 4. EFFECTIVE DATE. This Act, being deemed of immediate
18 importance, takes effect upon enactment.>

19 2. Title page, by striking lines 1 through 3 and inserting
20 <An Act providing for remedies, procedures, and requirements
21 applicable to landlords under specified circumstances and
22 including effective date provisions.>